

1 BILL NO. R-84-12-08

2 DECLARATORY RESOLUTION NO. R-148-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 November 21, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 North 20 ft. of lot 5 and all of
12 lot 6 Southwood Heights Addition;

13 said property more commonly known as 4910 Avondale Drive, Fort
14 Wayne, Indiana 46806;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

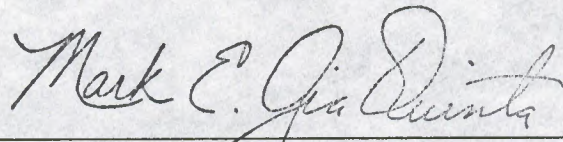
2 commendation from said department concerning the
3 advisability of designating the above designated
4 area an "Economic Revitalization Area";

5 (c) Common Council shall publish notice in accordance
6 with I.C. 5-3-1 of the adoption and substance of
7 this Resolution and setting this designation as an
8 "Economic Revitalization Area" for public hearing;

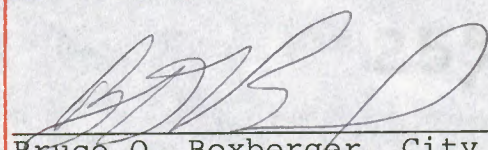
9 (d) If this Resolution involves an area that has al-
10 ready been designated an allocation area under
11 I.C. 36-7-14-39, then the Resolution shall be re-
12 ferred to the Fort Wayne Redevelopment Commission
13 and said designation as an "Economic Revitalization
14 Area" shall not be finally approved unless said
15 Commission adopts a resolution approving the peti-
16 tion.

17 SECTION 2. That this Resolution shall be subject to
18 being confirmed, modified and confirmed or rescinded after public
19 hearing and receipt by Common Council of the above described re-
20 commendations and resolution, if applicable.

21 SECTION 4. That this Resolution shall be in full force
22 and effect from and after its passage and any and all necessary
23 approval by the Mayor.

24 
25 _____
26 Councilmember

27 APPROVED AS TO FORM
28 AND LEGALITY

29 
30 _____
31 Bruce O. Boxberger, City Attorney
32

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gina Quintana, seconded by Steve, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 12-11-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 03-148-84 on the 11th day of December, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of December, 1984, at the hour of 11:30 o'clock 7 .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12 day of December, 1984, at the hour of 2:00 o'clock P. .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant GILDEA TOOL & ENGINEERING CO., INC. Steven E. Gildea Pres.
2. Owner(s) Betty Gfell Property Owner
3. Address of Owner(s) 6716 Edgebrook Drive
Fort Wayne Indiana
4. Telephone Number of Owner(s) (219) 4322336
5. Relationship of Applicant to Owner(s) if any Aunt
6. Address of Applicant 2916 Palisade Drive
Fort Wayne, Indiana 46806
7. Telephone number of Applicant (219) 456-1870
8. Address of Property Seeking Designation 4910 Avondale Drive 46806
9. Legal Description of Property Proposed for Designation (may be attached) North 20 ft. of lot 5 & all of lot 6 Southwood Heights Add.
10. Township Wayne
11. Taxing District 93 Ft. Wayne- Wayne

12. Current Zoning M-1
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Tool & Die Shop
- b. What Structure(s) (if any) are on the property? 5500 square foot cement block building
- b. What is the condition of this structure/these structures? Average 38 year old cement block building
15. Current Assessed Value of Real Estate
- a. Land \$2900.00
- b. Improvements \$9600.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- Land & improvements \$950.94 Industrial Machinery \$2202.38
17. Description of Proposed Improvements to the Real Estate 24'x 60' addition, covering the outside of the existing building with steel siding, insulating the entire building with 6" ceiling & 4" sidewalls, rewiring & lighting interior of building, airconditioning of entire building, & installing a new ceiling throughout the building.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? December , 1984
- b. When is completion expected? June , 1984
19. Cost of Project (not including land costs) \$75,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 4

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Tool & Diemakers

c. Anticipated time frame for reaching employment level stated above?

2 years

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? This building is 38 years old and is in a neighbor-

hood which has had increasing vandalism and burglaries, the street cannot be improved because there are no storm sewers, there is much traffic thru the area and parking space is limited.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? This expansion , along with the additional capacity of Gildea Electro Machining, Inc. will amount to a 20% increase in the workforce of a company which has been growing with Ft. Wayne for 38 years.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

25. Zoning Restrictions .

Will this project require a rezoning, variance, or approval before construction is initiated? X YES NO
(a building permit will be required)

26. Financing on Project

What is the status of financing connected with this project?

Incomplete at this time

I hereby certify that the information and representation on this Application are true and complete.

X Betty Spell
Signature(s) of Owners

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

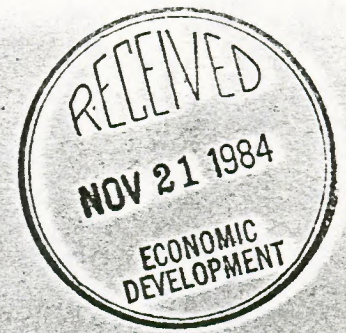
Date of Public Hearing: _____

Date of Building Permit: _____

Approved or Denied? Date: _____

Allocation Area: _____

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant GILDEA TOOL & ENGINEERING CO., INC. Steven E, Gildea, Pres.

2. Owner(s) Betty Gfell

3. Address of Owner(s) 6716 Edgebrook Drive

Fort Wayne, Indiana

4. Telephone Number of Owner(s) (219) 432-2336

5. Relationship of Applicant to Owner(s) if any Aunt

6. Address of Applicant 2916 Palisade Drive

Fort Wayne, Indiana 46806

7. Telephone number of Applicant (219) 456-1922

8. Address of Property Seeking Designation 4910 Avondale Drive 46806

9. Legal Description of Property Proposed for Designation (may be attached) North 20 ft. of lot 5 and all of lot 6 Southwood Heights Add.

10. Township Wayne
11. Taxing District 93 FT. WAYNE- WAYNE
12. Current Zoning M-1
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Tool & Die Shop
- b. What is the condition of any structures on property? Average 38 year old cement block building
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate _____
16. Amount of Personal Property Taxes Owed During the Immediate Past Year
- | | | | |
|--------------------------------|-----------------|-----------------------------|------------------|
| <u>Land & improvements</u> | <u>\$950.94</u> | <u>Industrial Machinery</u> | <u>\$2202.38</u> |
|--------------------------------|-----------------|-----------------------------|------------------|
17. Description of New Manufacturing Equipment to be installed on the Real Estate Surface Grinders, Vertical Mill, Engine Lathe
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? November 26, 1984
- b. When is installation expected to be completed? December , 1985
19. Cost of new manufacturing equipment? \$ \$40,000.00

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? (only one piece out of five)
X Yes No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? 4

b. What is the nature of those jobs? Tool & Diemakers

c. Anticipated time frame for reaching employment level stated above?

2 years

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)

None

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

This building is 38 years old and is in a neighborhood which has had increasing vandalism and burglaries. the street cannot be improved because there are no storm sewers, there is much traffic thru the area and parking is limited.

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? This additional equipment, along with the added capacity of Gildea Electro Machining, Inc. will amount to a 20% increase in the workforce and production of a company which has been growing with Ft. Wayne for 38 years.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval? _____ Yes _____ ☒ No

27. Financing on Project

What is the status of financing connected with this project?

Incomplete at this time--- some will be financed by Gildea Tool & Engineering Co., Inc

I hereby certify that the information and representation on this Application are true and complete.

X Betty Green
Signature(s) of Owners

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Equipment to be installed:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing

Approved or Denied? Date:

Allocation Area:

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-84-12-08

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (Gildea Tool & Engineering
Co., Inc. - 4910 Avondale Drive)

EFFECT OF PASSAGE An addition will be added to an already existing building
that is 38 years old and the present building will be remodeled. Additiona
jobs will be added.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$75,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____